

Richland West-End Addition

Neighborhood Conservation District

Handbook & Design Guidelines

METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
Nashville and Davidson County

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RICHLAND - WEST END ADDITION DESIGN GUIDELINES
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PART 1: INTRODUCTION

Richland-West End Addition, like neighborhoods in some two thousand other towns in the United States, uses conservation or historic zoning as a tool to protect its unique architectural character. There are quantifiable reasons for historic zoning: it gives neighborhoods greater control over development, it can stabilize property values, it decreases the risk of investing in one's house, it promotes heritage tourism, it protects viable urban housing stock, it preserves natural resources by conserving building materials. And there are less quantifiable, but equally important, reasons for conservation zoning -- it protects our past for future generations, it nurtures a sense of community, and it provides a sense of place.

A SHORT HISTORY OF RICHLAND-WEST END ADDITION

The Richland-West End Addition neighborhood is located on land that was once part of John Brown Craighead's 200 acre estate. His home, built c. 1811 with bricks fired on the site, still stands at 3710 Westbrook Avenue. Like so many others, the large estate was divided and sold after the Civil War, but remained undeveloped until the twentieth century.

As Nashville's population continued to grow in the late-nineteenth century, residents longed to escape the crowded nature of the city's core. Suburbs began to develop on the outskirts of town as trolley lines extended to cater to this new movement away from the city center. One such development was West End Park, which "offered a stylish suburban plan with large blocks and curving streets conforming to the hill."

A trust established by the West End Land Company in 1893 donated "lawns, roadways, strips of land, and ornamental spots of ground" to be enjoyed by residents of the new development. Colonel Joseph H. Acklen led the development of West End Park, building a limestone and brick Victorian-era mansion on top of a hill in the center of the Park. Large homesteads were originally constructed in the Park but difficult economic times forced developers to reevaluate lot sizes, resulting in a revised map of West End Park in 1912 that subdivided the large tracts.

The Richland-West End Addition suffered the most isolation in the revised plan as the construction of the Tennessee Central Railroad bisected West End Park's east and west sides. This undoubtedly caused the west portion of West End Park to develop last, as most of the houses were constructed from the 1920s to 1930s following the completion of the Richland-West End neighborhood. Even so, the Richland-West End Addition continued the West End Park feel, keeping a sliver of tree-dotted land between the neighborhood and Murphy Road.

An even larger schism occurred in the 1980s with the construction of I-440. This resulted in the demolition of 20 houses abutting the Richland-West End Addition and further isolated the district from its auspicious beginnings.

What remains is a collection of early twentieth century domestic architecture and the free flowing streets of West End Park's original design. Although Craftsman bungalows dominate the neighborhood, the Tudor revival style also appears sporadically. Most of the houses contain modest details of their chosen style, with some utilizing brackets or arches to create a stylistic identity.

THE NEIGHBORHOOD CONSERVATION ZONING DISTRICT

Conservation zoning districts are **locally** designated and administered by the Metropolitan Historic Zoning Commission (MHZC), an agency of the Metropolitan Government of Nashville and Davidson County. Conservation zoning is a type of overlay zoning, applying in addition to the base or land-use zoning of an area; *conservation zoning does not impact use*.

Conservation zoning honors an area's historical significance, but with that recognition, certain exterior work on buildings -- new construction, additions, demolition, and relocation -- is reviewed to ensure that the neighborhood's special character is preserved.

Some other neighborhoods in Nashville have historic preservation zoning. In addition to the projects reviewed in a conservation zoning district, historic zoning addresses exterior alterations to existing buildings -- like replacing siding or installing a fence. Districts with historic zoning are not more historically significant than those with conservation zoning; it has just been a matter of determining which type of zoning is most compatible with the goals for a particular neighborhood.

WHAT ARE THE DESIGN GUIDELINES?

The Metropolitan Historic Zoning Commission (MHZC) is the architectural review board that reviews applications for work on properties within the zoning overlay districts. Its seven members, appointed by the mayor, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission, architect(s) and others. Design review is administered according to a set of design guidelines. The guidelines are criteria and standards which are used in determining the architectural compatibility of proposed projects. The guidelines provide direction for project applicants and ensure that the decisions of the MHZC are not arbitrary or based on anyone's personal taste. The guidelines protect the neighborhood from new construction or additions not in character with the neighborhood and from the loss of architecturally or historically important buildings.

By state and local legislation, design guidelines for conservation zoning districts must be in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* -- criteria developed by the National Park Service and used by private and public preservation organizations throughout the country.

GETTING APPROVAL FOR YOUR PROJECT

If you are planning to

- **BUILD** a new structure,
- **ADD** to an existing building,
- **DEMOLISH** a structure, or
- **RELOCATE** a structure,

one step is added to getting approval for the work: **you must first obtain a Preservation Permit from the MHZC.**

1. Call the MHZC at 862-7970 to confirm whether or not the MHZC needs to review your project; and if so, to make an appointment to meet with the staff.

The staff will meet with you, your contractor or architect at your house to discuss the project, answer any questions, and advise you on whether the plans meet the design guidelines. The staff can assist in making your plans meet the guidelines and can offer design suggestions.

In order for the MHZC to determine whether a proposed project complies with the design guidelines, all applications must be accompanied by complete site plans, elevation drawings, specifications and any other appropriate information. When you submit these materials, the staff will determine whether a Preservation Permit can be issued immediately or if the work, like most, requires referral to the full Commission.

Regular meetings of the Commission are scheduled for the third Wednesday of every month. If a complete application is received more than fifteen working days prior to a scheduled meeting, a special meeting can be called. The MHZC staff will issue a Preservation Permit upon approval of the application by the Commission.

2. Take the Preservation Permit to the Metropolitan Department of Codes Administration.

Officials at Codes will review your plans for compliance with regular zoning and building code regulations -- applicable whether or not your property is in a conservation zoning district. Permit fees (amount charged depends on the type and value of the work done) will be charged to you then.

Codes is located on the second floor in the rear section of the Metro Howard Office Building, 700 2nd Avenue South. For permits to remain valid, work must begin within six months of the date of issue.

NOTE: Subject work done without a preservation permit is in violation of the Historic Zoning Regulations established under Chapter 17.120, Historic District and Landmarks, of the Code of Laws of the Metropolitan Government of Nashville and Davidson County. Like the Building Code, the Richland-West End Addition Design Guidelines are a legal document. Work done without prior review and approval by the MHZC is subject to fines and other penalties. Appeals to decisions of the Historic Zoning Commission staff can be made to the Commission; appeals to decisions of the Commission can be taken to a court of competent jurisdiction as provided for by law.

AVAILABLE DESIGN ASSISTANCE

The MHZC staff often meets a property owner on site to discuss a restoration project, maintenance problem, historically appropriate paint color, or other issue not necessarily reviewed under conservation zoning. We have a library of materials on historic architecture and restoration technology, and files on preservation products and services, which are available to the public. Call for more information.

PART 2: THE DESIGN GUIDELINES

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one house may not be appropriate for another.

I. PURPOSE OF THE DESIGN GUIDELINES

A. Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a conservation zoning district. Appropriateness of work must be determined in order to accomplish the goals of historic and conservation zoning, as outlined in Article IX (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance:

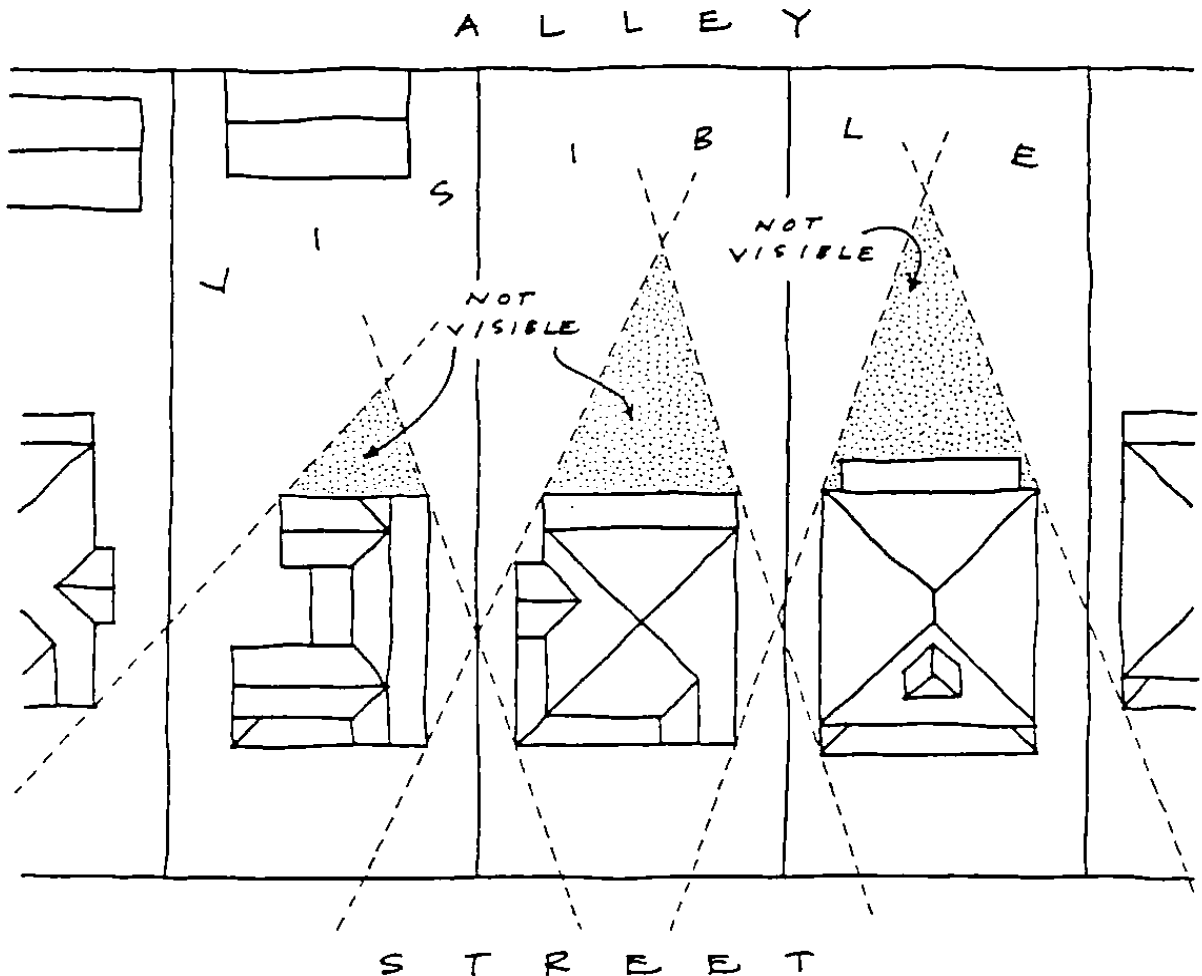
1. To preserve and protect the historical and/or architectural value of buildings or other structures;
2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
3. To create an aesthetic appearance which complements the historic buildings or other structures;
4. To foster civic beauty;
5. To strengthen the local economy; and
6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.

II. NEW CONSTRUCTION AND ADDITIONS

A. PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to portions of proposed structures that would be visible from public rights-of-way.

For the purposes of conservation zoning, alleys are not considered to be public rights-of-way. New, free-standing buildings under 100 square feet in area are not required to comply with the design guidelines.



2. The public facades -- front- and street-related sides -- of proposals for new buildings shall be more carefully reviewed than other facades.
3. New buildings should not imitate past architectural styles; they should reflect the era of their own construction. For an exception to this principle, see number 4.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

II. NEW CONSTRUCTION AND ADDITIONS

A. PRINCIPLES Continued

4. Reconstruction may be appropriate when it accurately reproduces a no-longer existing building on its original site, if the building (1) would have contributed to the historic and architectural character of the area; (2) will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding it; and (3) is accurately based on documentary, physical, or pictorial evidence.

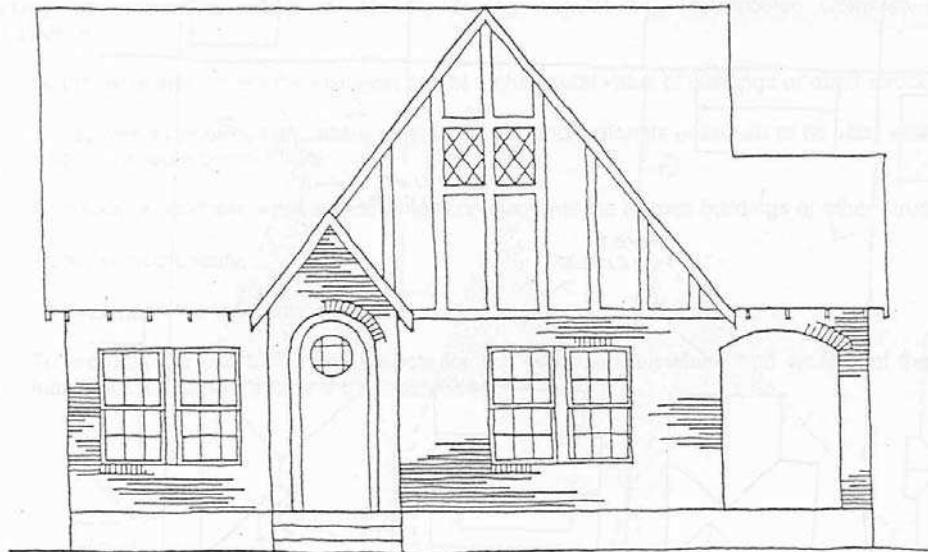
5. Continuous construction in Richland - West End Addition during the early 20th century resulted in a variety of building types and styles that illustrate the evolution of architectural styles and technology over the years. New buildings should continue this tradition while complementing and being visually compatible with surrounding historic buildings.



II. NEW CONSTRUCTION AND ADDITIONS
A. PRINCIPLES Continued



BUNGALOW



TUDOR REVIVAL

6. New construction should respect, and not disrupt, the established pattern and rhythm of existing historic buildings on the same and opposite sides of a street.
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II. NEW CONSTRUCTION AND ADDITIONS

B. GUIDELINES

1. *New Construction*

See the illustration on page 11.

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", and other artificial siding materials are generally not appropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

1. New Construction continued

h. Outbuildings

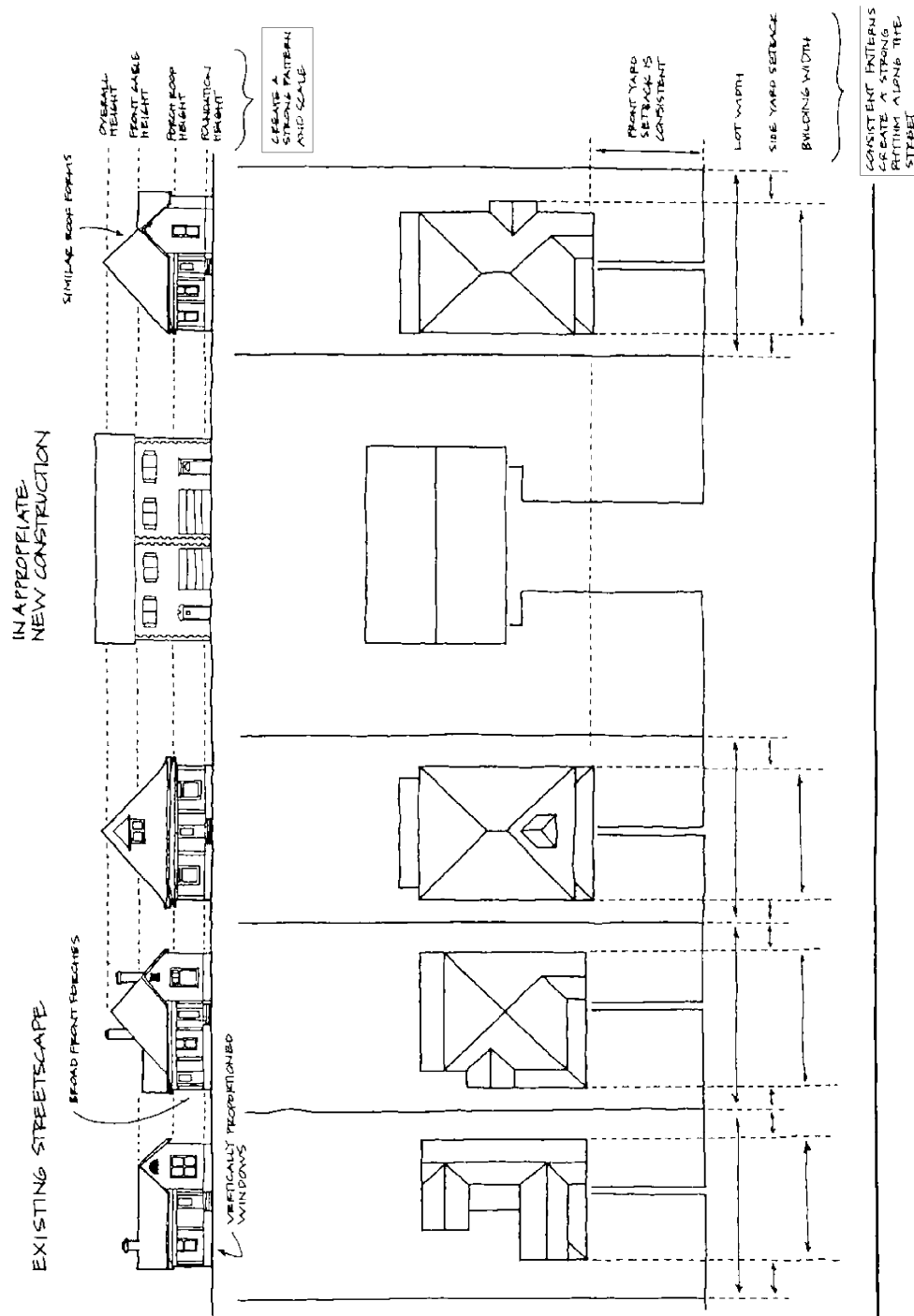
- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

II. NEW CONSTRUCTION AND ADDITIONS
B. GUIDELINES Continued

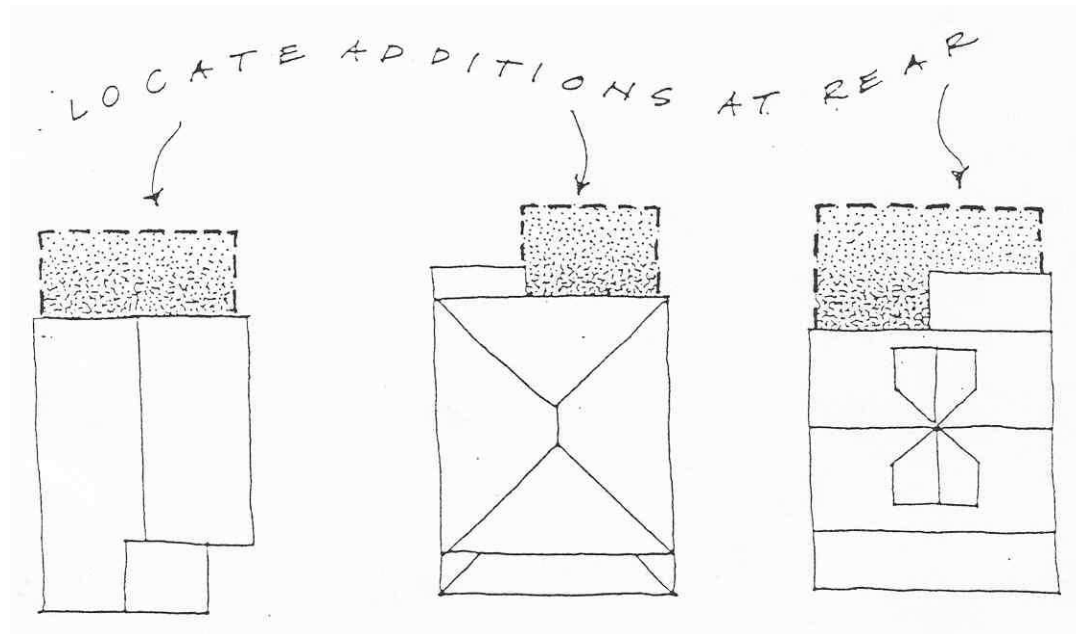
1. *New Construction continued*



II. NEW CONSTRUCTION AND ADDITIONS
B. GUIDELINES Continued

2. Additions

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.



- b. The creation of an addition through enclosure of a front porch is not appropriate.
- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
- e. Additions should follow the guidelines for new construction.
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III. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

1. *Demolition is not appropriate*

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
 - b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
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2. *Demolition is appropriate*

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
 - b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
 - c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.
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IV. RELOCATION

A. PRINCIPLES

1. Moving a historic building from its original site should be avoided.
2. Moving a non-historic building, or a building which has irretrievably lost its architectural and historical integrity, may be appropriate.

B. GUIDELINES

1. Moving a building into the district is appropriate if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings.
2. Moving a building out of the district is not appropriate unless:
 - a. the building does not contribute to the district's historical and architectural significance, or has irretrievably lost its architectural and historical integrity; or
 - b. the building is historic, but the loss of its architectural and historical integrity in its original location is certain.
3. Moving a building from one location to another within the district is not appropriate unless:
 - a. the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings; and
 - b. if historic, the loss of its architectural and historical integrity in its original location is certain.

V. DEFINITIONS

Addition: 1. New construction that increases the habitable space of an existing structure, and is capable of being heated or cooled.

Appropriate: Suitable for, or compatible with, a property or district, based on accepted standards and techniques for historic preservation.

Certificate of Appropriateness: See Preservation Permit.

Demolition: The tearing down of a building, or major portion thereof.

Elevation: A scaled drawing that illustrates the view of a side of a building.

Facade: An exterior side of a building.

Historic: A structure or site, usually over fifty years old, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.

New Construction: Any freestanding structure on a lot constructed after the designation of the conservation zoning district.

Non-Historic: A structure or site, usually less than fifty years old, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.

Orientation: The directional expression of the front facade of a building, i.e., facing the street, facing north.

Preservation Permit: A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval of work to be done on property within the boundaries of an historic or conservation zoning district. A preservation permit is required before getting a building permit. Previously called Certificate of Appropriateness.

Public Right of Way: Publicly owned and maintained streets and walkways. For the purposes of conservation zoning, alleys are not considered public rights-of-way.

Reconstruction: Construction of an accurate replica of a historic building or portion thereof, based on physical, pictorial or documentary evidence.

Relocation: The moving of a building from one site to another.

Shall: What must happen.

Should: What must happen unless circumstances illustrate why an alternative is more appropriate.